141.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,700 / 746,700
					USE VALUE:	746,700 / 746,700
					ASSESSED:	746,700 / 746,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALISCHER DONALD P
Owner 2:	
Owner 3:	
Street 1:	3 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5100.000	288,300		458,400	746,700
Total Card	0.117	288,300		458,400	746,700
Total Parcel	0.117	288,300		458,400	746,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.69 | /Parcel: 466.69

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90840
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	288,300	0	5,100.	458,400	746,700		Year end	12/23/2021
2021	101	FV	279,200	0	5,100.	458,400	737,600		Year End Roll	12/10/2020
2020	101	FV	279,200	0	5,100.	458,400	737,600	737,600	Year End Roll	12/18/2019
2019	101	FV	221,900	0	5,100.	429,800	651,700	651,700	Year End Roll	1/3/2019
2018	101	FV	229,500	0	5,100.	355,300	584,800	584,800	Year End Roll	12/20/2017
2017	101	FV	229,500	0	5,100.	326,600	556,100	556,100	Year End Roll	1/3/2017
2016	101	FV	229,500	0	5,100.	298,000	527,500	527,500	Year End	1/4/2016
2015	101	FV	216,300	0	5,100.	292,200	508,500	508,500	Year End Roll	12/11/2014

!10912!

PRINT

Date	Time
12/30/21	11:34:53

LAST REV

Date	Time
06/27/18	09:15:46
apro	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 10912

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19402-379		10/1/1988		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	90840
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2007	856	Re-Roof	6,675					

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	TTL REFUSAL	HS	Hanne S
11/7/2008	Meas/Inspect	189	PATRIOT
12/17/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5100		Sq. Ft.	Site		0	80.	1.12	9									458,400						458,400	

Total AC/HA:	0.11708	Total SF/SM:	5100	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	458,400	Spl Credit		Total:	458,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30624998
Const Adj.:	0.98980200
Adj $ / SQ:	168.081
Other Features:	68000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417769
Depreciation:	129508
Depreciated Total:	288260

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M

Totals		
1	7	3

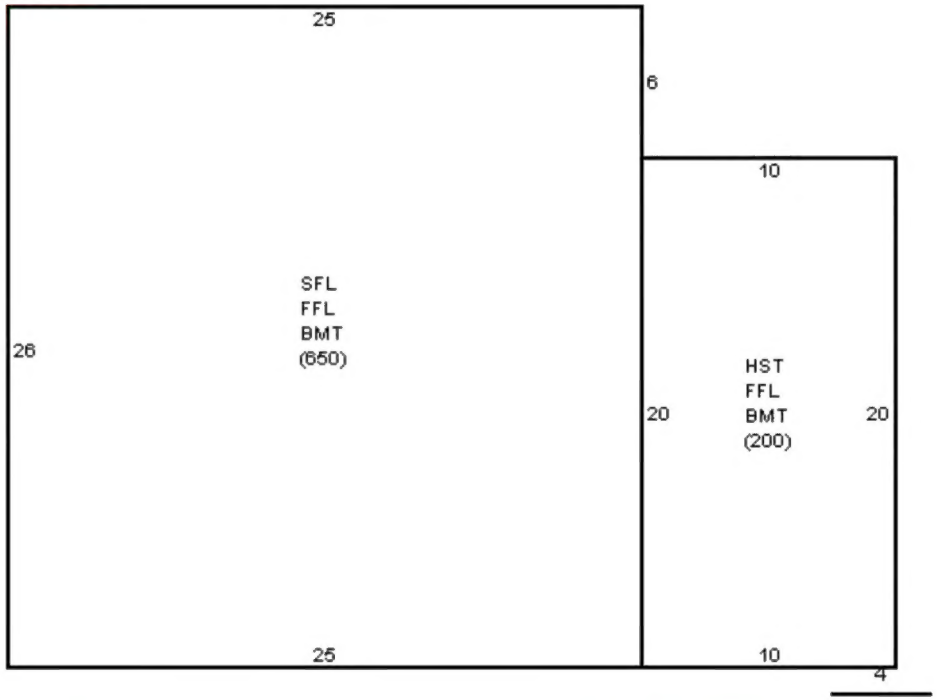
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.89
Special Features:	0	Val/Su Net:	117.67
Final Total:	288300	Val/Su SzAd	180.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	850	50.420	42,861
FFL	First Floor	850	168.080	142,869
SFL	Second Floor	650	168.080	109,252
HST	Half Story	100	168.080	16,808

Net Sketched Area:	2,450	Total:	311,790
Size Ad	1600	Gross Area	2550	FinArea	1600
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	